

Harnedy Row Houses
3617, 3619, 3621 Prospect Street, N.W.
(Georgetown)
Washington
District of Columbia

HABS No. DC-206

HABS,
DC,
GEO,
142-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HARNEDY ROW HOUSES

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DC,
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142-

Location: 3617, 3619 and 3621 Prospect Street, N.W. (Georgetown)
Washington, D.C.

Present Owners: President and Directors of Georgetown College (1963).

Present Occupant: Rental tenants (1969).

Significance: These inexpensively built row houses are typical of rental properties built in the late nineteenth century in Georgetown to house artisans.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: ca. 1895. In 1890 Mary E. Harnedy bought Lot 50 and a few years later subdivided it into three lots, numbered 65, 66, and 67. Tax records for 1893-1894 show Lot 50 still vacant, so it is probable that the houses were built around 1895.
2. Architect: None known.
3. Original and subsequent owners: The buildings are located in Square 1223, Lots 65, 66, and 67 in Harnedy's Subdivision in the City of Washington (formerly Square 53, Lot 50 in Peter, Beatty, Threlkeld and Deakins Addition to Georgetown). The following is an incomplete chain of titles to the land on which the structures stand. Reference is to the office of the Recorder of Deeds, Washington, D.C.

1890 Patrick O'Donnoghue, widower to Mary E. Harnedy
Deed November 8, 1890. Recorded December 5, 1890
Liber K-10, folio 31

1901 William Harnedy died in 1901

1908 Mary E. Harnedy married (for second time) Nicholas Graef.

1913 Mary E. Harnedy Graef died December 23, 1913
Frank E. Reeside was appointed trustee under her Will
Will January 9, 1912, Probated March 2, 1914
Will Book 83, page 463 Administration 20452

1953 Nicholas Graef died January 1953
 Frederick Stohlman and Joseph A. Rafferty were appointed
 substitute trustees for Frank P. Reeside, deceased in 1926,
 under civil action case.
 Annie Clarke Marmaduke vs. Commissariat of the Holy Land of
 the U.S.A. et al.
 Civil Action 1878-53

1954 Frederick Stohlman and Joseph A. Rafferty, trustees to
 President and Directors of Georgetown College
 Deed December 6, 1954. Recorded December 8, 1954
 Liber 10327, folio 343

4. Alterations and additions: The buildings were extensively renovated
ca. 1954.

B. Historical Events and Persons Connected with the Structure:

These houses were evidently built for rental purposes, for Mary Harnedy
never lived in any of them.

In 1889 the Harnedys had a liquor business at 3288 M Street. They are
shown at the M Street address operating consecutively a liquor store,
restaurant, saloon, and barber shop throughout the 1890's. William Har-
nedy died about 1901, for Mary E. Harnedy, "widow William," is found
living at 3286 M Street from 1902 to 1907.

In 1908 Mary took as her second husband Nicholas Graef, a cooper who was
living at 509 22nd Street, N.W. That same year he moved to Mary's house
on M Street and is listed in the following years as both a grocer and a
cooper. (City Directories)

Mary E. Harnedy Graef died in December 1913, leaving everything to her
husband, Nicholas, and upon his death to Frank P. Reeside trustee.
Mary's will stipulated that the trustee should rent, lease, and collect
money from her real estate and pay the net income to Annie C. Clarke. It
also stated that not more than ten years after Annie's death the money and
real estate should go to the College and Commissariat of the Holy Land of
the U.S.A. (Will of Mary Harnedy)

The Harnedy row houses changed occupants often. In 1914 they were occu-
pied by Elias Joseph, a tailor (in 3617), Theodore Lipscomb, a police-
man (in 3619), and George Shism, a carpenter (in 3621). Fifteen years
later, in 1930, the middle house was vacant but a house painter, Lawrence
Vermillion, rented the western-most house while a tile setter, Charles
Gates, rented the eastern-most house. By the middle of the next decade
the occupants had again changed but had the same kinds of occupations
as the earlier tenants. Luther Smallwood, a carpenter, was living in 3617,
Marshall Miller, occupation not mentioned, was in 3619; and Calvin Hill,
a guard, was renting 3621. (City Directories)

When Nicholas Graef died in 1953, the estate of Mary E.H. Graef consisted of eight lots in the western end of Georgetown on which stood seven dwellings and a store. Rents collected at that time for 3617, 3619, and 3621 Prospect were \$19.18, \$12.77, and \$20.43 per month, respectively.

The Board of Condemnation of Insanitary Buildings of D.C. issued a warrant against the holdings of the estate the next year. Since there were not adequate funds in the estate for improving the eight buildings, six of the houses were sold to Georgetown College for \$37,500; the two exceptions were the house and store on M Street. The proceeds for this transaction went to Annie C. Marmaduke (who died in 1965) and the Commissariat of the Holy Land for the U.S.A. (Civil Action Case #1878-53)

Following extensive renovation the Harnedy row houses were rented as residences. Georgetown University still uses the property for rental purposes.

C. Sources of Information:

1. Bibliography:

a. Primary and unpublished sources:

Civil Action case #1878-53, Annie C. Marmaduke vs. Commissariat of the Holy Land for the U.S.A., U.S. District Court for the District of Columbia, 1953.

Will of Mary E. Harnedy Graef, January 9, 1912, probated March 2, 1914, Will Book 83, page 463, Administration 20452.

b. Secondary and published sources:

City Directories:

Boyd's Directory of the District of Columbia, 1889, p. 450; 1891, p. 482; 1892, p. 487; 1894, p. 504; 1902, p. 557.

Boyd's District of Columbia Directory, 1906, p. 541; 1907, p. 619; 1908, p. 583; 1910, p. 625; 1914, p. 559, 1676, 734, 816, 307; 1930, pp. 2013, 1556, 640; 1943, pp. 214, 1379, 1038, 698.

Zevly-Finley, General Assessment of All Real Property in Georgetown in the District of Columbia 1893-94. Washington, D.C.

Prepared by Volunteers
for the Commission of
Fine Arts
Washington, D.C.
1969

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Built in the last part of the nineteenth century, the outward appearance of this row has been little altered over the years. They are simple flat fronted frame houses with little ornamentation other than their bracketed cornices.
2. Condition of fabric: Good, reasonably well-maintained.

B. Description of Exterior:

1. Over-all dimensions: Approximately 16'-0" by 20'-0" with a 12'-0" by 12'-0" wall. Two bays across Prospect Street facade. Two stories high.
2. Foundations: Stucco on masonry.
3. Wall construction: Frame with novelty siding and flat corner boards.
4. Chimneys: One about 16" square at rear of main block.
5. Openings:
 - a. Doorways and doors: The front door has eight raised panels and a three-light transom. There is a simple flat wood surround with a small cyma reversa cap. The doorway has two red sandstone steps down to the sidewalk.
 - b. Windows and shutters: Windows in general have six-over-six-light double hung wood sash with a flat wood surround and small cyma reversa cap moulding with breaks at the ends to form small brackets. The front windows have louvered wood shutters (modern replacements).
6. Roofs:
 - a. Shape, covering: Low shed roofs pitched toward rear (north); metal covering.
 - b. Cornices: Wood; simple late Victorian cornices with broad soffit, simple brackets and modillions.

C. Description of Interior:

1. Floor plans:

a. First floor: Living room across the Prospect Street front, an enclosed stair and a small hallway across the middle, and a dining room across the rear. At the northwest corner is an ell containing a kitchen and small pantry.

b. Second floor: A bedroom across the front, stair and landing across the middle, a hallway along the west side, a bedroom on the east, and a bath in the northwest ell.

2. Stairways: A simple enclosed stair runs from a small hallway on the east between the dining and living rooms up to a landing one riser below the level of the hallway on the second floor.

3. Flooring: Pine, 4" to 5" wide, probably original

4. Wall and ceiling finish: Painted plaster.

5. Doorways and doors: All doors are mid-twentieth century six-panel replacements.

6. Decorative features and trim: There is a cornice in both the dining and living rooms made up of stock mouldings; it is boxlike in form and somewhat naive in design. The doors and windows have an unmoulded flat trim.

7. Hardware: All mid-twentieth century replacements.

8. Mechanical equipment:

a. Heating: Small boiler in pantry of kitchen.

b. Lighting: All mid-twentieth century incandescent fixtures, none of note.

D. Site:

1. General setting and orientation: This is a group of three similar frame houses on the north side of the westernmost developed block of Prospect Street. While the south side of the street has several brick houses of a somewhat formal nature, the north side of the street is made up of very simple late nineteenth-century frame houses.

2. Enclosures: Simple board fence around rear yard.

3. Landscaping: No front yard; informal residential planting in the rear yard surrounding a brick-paved terrace.

Prepared by The Office of
Walter G. Peter, Jr., AIA
Architect
March 19, 1969

PART III. PROJECT INFORMATION

These records were prepared as part of a project to record structures in the western part of the Georgetown Historic District in Washington, D.C. The project was conducted by the Commission of Fine Arts with the cooperation of the Historic American Buildings Survey. The resulting documentation was donated to HABS by the Commission and published in 1970 in HABS Selections Number 6, "Georgetown Architecture - Northwest: Northwest Washington, District of Columbia". Research for the project was conducted by volunteers under the supervision of Ms. Nancy Black, staff member of the Commission of Fine Arts. Architectural information was prepared by the Office of Walter G. Peter, AIA. The photographs were taken by J. Alexander. The data was edited and prepared for transmittal to the Library of Congress by HABS architectural historian Emily J. Harris in 1979.